

ZONING & PLATTING COMMISSION

OCTOBER 15, 2013

Handouts

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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0089

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: October 15, 2013, Zoning and Platting Commission
November 7, 2013, City Council

Kimberly Gilbertson
Your Name (please print)

2402 Mozelle Lane, Austin 78744
Your address(es) affected by this application

☐ I am in favor
☒ I object

Kimberly Gilbertson
Signature

10/11/13
Date

Daytime Telephone: 512-689-1642

Comments: I object to any development that shows more cars on the frontage road and sends them through the William Cannon intersection. This intersection received an "F" for the ASD bus turn lane and none (not city or ASD) has done anything about the widows traffic mess... YET... the bus basin apt built anyway. Do not continue to allow growth until you build something intelligent to actually deal with the growth! Fix the infrastructure!

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Zoning and Platting Commission
Austin City Council
City of Austin

Re: Case No. C14-2013-0086; Proposed Zoning Change at 6605 and 6801 E. William Cannon Drive and
7300 McKinney Falls Parkway
Hearing Date: 10-15-13, 6:00 p.m.

Dear Honorable Commission Members:

I am writing on behalf of my husband, Roger Kile, and myself and we are property owners within 500 feet of the above-referenced proposed rezoning application. We have lived at our current residence for approximately 17 years.

We would like to speak AGAINST the above-referenced zoning change, registering an objection. We are against this rezoning and believe it will impact our quality of life, as well as our neighbors', for the following reasons:

1. Impact on water flooding and pollution in nearby creeks, watersheds (e.g. Marble Creek, Onion Creek, Onion Creek Watershed and Marble Creek Watershed) and roads
2. Impact on value of our home due to congested and multi-purposed development
3. Impact on traffic in area developed for country roadways
 - o The above-mentioned **Watershed** creek system, especially Marble Creek and Onion Creek, **has already been polluted due to hasty development** with little respect to the environment. The area listed in the above-referenced case is cited for new multi-housing development including apartments, all uphill and across Marble Creek from our residences, thus causing runoff conditions in these creeks. This will further impact the ability of these creeks to provide their necessary function: funneling water due to "flash flood" and "heavy Texas rain" conditions. As witnessed in Austin this past weekend, flood conditions were cited all over the City with 6-12 inches of rain. Austin is known for torrential and flash flooding conditions.
 - o **I have attached photos of Marble Creek taken on 10-13-13 after our recent rains.** These photos are at the creek crossing on the edge of the above-mentioned Tract 1 in the application for your consideration. Our area received just 6 inches of rain on 10-13-13 and you will note in the photos attached that Marble Creek is nearing its banks. The area to be developed in the above-referenced application is the side of the creek with trees on the bank in the photos. This area is already a hazard, and increased development will only make the flooding worse. Also note in two of the photos the flooding in a current housing development just across the street from Marble Creek at the intersection of Colton Bluff Springs and Alum Rock Road (directly across the road from the proposed Tract 1 in the above-referenced application). This area under water was left undeveloped by the owners and is a pool of standing water most of the year. Is this the responsible developing that will continue with the above-referenced application? The bridge over Marble Creek at Colton Bluff Springs is often under water after even light rains. Two entries into our neighborhood were closed (this intersection inclusive) after the six-inch rain on 10-13-13.
 - o Currently there is an **inadequate road system to support further dense development** in the area specified in this proposed rezoning case. McKinney Falls Parkway feeds into Colton Bluff Springs via a two-lane, old road supported by the County. This road ends in a dangerous "S" curve over Marble Creek (exactly the location of the proposed rezoning and future development). Even with the current residential development that has taken place over the past five to eight years, there are several "close calls" per week on deadly accidents on the "S" curve. The development in this particular area, Springfield and McKinney Heights subdivisions (KB Homes), has already heavily taxed safe conditions

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on the current road-system. If zoning restrictions are lifted and the developer does not have to participate in costs to improve the road systems, safe travel conditions will not exist for the current residents.

- o The proposed area to be rezoned is **adjacent to McKinney Falls State Park**. This park is utilized by many Austin citizens, as well as citizens of the State and U.S., for recreational purposes. The proposed development, after zoning restrictions are lifted, will impact this wonderful state park, **causing runoff and extinction of many colorful wildlife** generic to the Austin area. And again, the above-mentioned creeks feed into Onion Creek just prior to its entry into McKinney Falls State Park.
- o **Property values** will decrease in our neighborhood if such dense development is allowed, not to mention the flooding hazard. When we first purchased our home 17 years ago, there were no surrounding housing developments and especially no apartment complexes. We realize that growth is necessary for Austin to remain a vital community, but development with the well-being of existing property owners in mind is needed here.

The zoning reclassification for Tract 1 in the application referenced above, to be rezoned from SF-2 zoning to SF-4A zoning, is particularly worrisome as we would like to retain our current property values and quality of life.

We ask that you consider our thoughts and objections in the Hearing of this Application referenced above for rezoning. I will be glad to provide a petition from our neighborhood of concerned property owners who also do not want such dense and multi-purposed development within several hundred yards of our quiet, pristine neighborhood. Due to time constraints in receiving notice of this hearing, I was unable to do so with my letter today.

Thank you for your time in reading and considering our opinions as we object to this rezoning application.

Sincerely,

Penny and Roger Kile (Property Owners)
6616 Zequiell Drive
Austin, TX 78744
Email: kilepj@gmail.com
Phone: 512-983-5340

Attachments: Six Photos (jpegs)











